

WALPOLE ZONING BOARD OF APPEALS MINUTES OF APRIL 5, 2021

A meeting of the ZONING BOARD OF APPEALS was held remotely via Zoom on MONDAY, APRIL 5, 2021 AT 7PM. The following members were present on the Zoom Webinar:

Present: John Lee, Susanne Murphy, Bob Fitzgerald, Jane Coffey, Drew Delaney, Patrick Deschenes; (Community Development Director), Ashley Clark, Judi Barrett (40B Consultant), James Johnson (Town Administrator)

Mr. Lee opened the meeting at 7PM.

Case No. 03-20, 55 SS LLC., 51-53-55 Summer Street, Comprehensive Permit:

Mr. Lee reiterated that this is a closed hearing, and the purpose of tonight's hearing is for the board to review the draft decision that has been provided to them. The board thoroughly reviewed page by page the Findings of Fact and the Conditions within the draft decision, and made adjustments as necessary. Specific topics that were high priority to document within the draft decision were as follows; public safety, emergency access, number of access points, building height, the public hearing process taking place during a pandemic, roadway width and length, traffic, increase in population within South Walpole, hours of construction, site specific safety plan, stadium event mitigation and density of the project. Mr. Lee asked the board members where they currently stood regarding the height of the multi-family buildings, which they unanimously voiced that four stories was the best option. Mrs. Kwesell expressed concern to the board that a maximum of four stories may prompt an appeal of the Comprehensive Permit by the applicant, resulting in the loss of the \$500,000.00 proposed by the applicant for offsite traffic mitigation. Board members expressed that the applicants funds that would go towards offsite mitigation should not be the basis for the boards decision with regards to the appropriate building height. After reviewing the draft decision Mr. Lee stated that a revised draft decision that the board can review to ensure that all of the topics, concerns, conditions and edits discussed at tonight's hearing are properly reflected. Mrs. Kwesell stated that she will get a revised draft decision to the board as soon as possible. Mr. Lee asked Mrs. Barrett if she has any comments for the board going forward, in which Mrs. Barrett suggested that proper evidence and documentation be referenced in the decision for every finding stated and condition imposed. Mrs. Murphy motioned to continue deliberations on 4/14/21 at 7pm via zoom, seconded by Mrs. Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye, the motion carried 5-0-0.

Tetra Tech Amendment, re: Dupee St.: An amendment from Sean Reardon was submitted to the board for approval requesting an additional \$6,000.00 in funds to cover the current peer review and the estimated remainder of the peer review needed for the Dupee St. "Diamond Hill Estates" Comprehensive Permit application. Mrs. Murphy motioned to approve the amendment from Tetra Tech for the additional amount of \$6,000.00 for the Dupee St. peer review, seconded by Mrs. Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye, the motion carried 5-0-0.

Minutes: no minutes were accepted at this time.

Murphy motioned to adjourn, seconded by Coffey, roll call vote: Lee-aye, Fitzgerald-aye, Coffey-aye; Murphy-aye, Delaney-aye, the motion carried 6-0-0.

The meeting adjourned at 8:35 PM

Accepted 7/14/21